security for said debt; Will protect the improvements upon said property by proper repairs, and maintain them in good repair and condition; Will pay such expenses and fees as may become necessary or be incurred in the protection of the property, and the maintenance and execution of this trust; Will not do, permit or suffer any act or thing whatever, whereby the security herein conveyed might or could be impaired. The Trustee may, at his discretion advance and pay such sums as may be proper to satisfy taxes, maintain insurance and repairs, and protect and preserve the property, and such amounts so paid, with interest thereon, shall be held and treated and paid as part of the expenses of administering this trust. If said Mrs. Rosalie White and Mrs Sallie P. Haywood shall pay and discharge said obligations and interest, and shall pay such sums as shall be necessary to discharge taxes and maintain insurance and repairs and the costs, fees and expenses of making enforcing and executing this trust, when they shall be severally due and payable, then this conveyance shall become void, and the legal title to the said property shall vest in said Mrs. Rosalie White and Mrs. Sallie P. Haywood as it was prior to the execution of this deed. But if said Mrs. White and Mrs Haywood shall fail to pay said debt, or any installment of interest thereon, or fail to pay any sum necessary to satisfy and discharge taxes, or to maintain insurance or repairs, or the necessary expense of protecting the property and executing this trust, and such default shall continue for twenty days after demand made by the Trustee for said amounts, or any of them, then the debts herein secured shall, at the option of the owner thereof, become immediately due and payable, principal and interest, and said H.C. Hensley, General Manager, and successor in office of the Nashville Trust Company, is hereby authorized and empowered to enter and take possession of said property, and before or after entry to advertise the sale of said property for 20 days by weekly notices in some newspaper published in Nashville, Tennessee, and sell the same for cash to the highest bidder, free from the equity of redemption of redemption, homestead dower, and all other exemptions all of which are hereby expressly waived, and said H.C. Hensley, General Manager, and successor in office of the Nashville Trust Company, shall execute a conveyance to the purchaser in fee simple, and deliver possession to the purchaser, which the said Mrs. White & Mrs. Haywood

bind themselves shall be given without obstruction, hindrance or delay. The Trustee or the beneficiary under this deed of trust, may bid and become the purchaser at any sale under this conveyance. The proceeds of any sale shall be applied as follows: First: To pay the expenses of making, maintaining and executing this trust, and protecting the property including the expense of any litigation and lawyer's fees, and the usual commission to the Trustee. Second. To pay the debts and obligations herein secured or intended so to be. Thirdly: To pay the surplus to the said Mrs. White and Mrs. Haywood or order. It is further understood and agreed that the property herein conveyed shall be given over to the possession or charge of the Nashville Trust Company immediately upon the acceptance of this deed of trust by said H.C. Hensley, General manager; That said Nashville Trust Company shall have the possession of said property absolutely, and shall manage the same as agent for said conveyors under this deed of trust: That said Nashville Trust Company as such agent shall have the independent and exclusive right to rent or lease said property, and shall collect all rents and revenues arising from said property from and after the acceptance of this deed of trust as aforesaid; Said Nashville Trust Company as agent shall apply the said rents and revenues coming into its hands as agent to the satisfaction of the obligations herein incurred and the performance of the conditions herein set forth, as the same shall become due; that is to say to the payment of interest, commissions, repairs, insurance, taxes &c. Said Nashville Trust Company shall be entitled to deduct from all rents and revenues coming into its hands as agent, its agents Commission, which it is agreed shall be 5% upon the gross receipts of all sums coming into its hands as aforesaid, and said commission shall be independent of and in addition to all other obligations herein set out. It is further agreed that said agency of said Nashville Trust Company, as aforesaid shall continue so long as any of the debts set forth in this deed of trust shall remain unpaid. It is further agreed that said Nashville Trust Company, after paying and discharging said obligations as herein authorized and directed, shall pay over any balance remaining on hand to the said Mrs. White, and if she should die, then to the said Mrs. Haywood and the heirs or assigns or